

175.0

0003

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

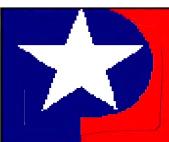
701,200 / 701,200

USE VALUE:

701,200 / 701,200

ASSESSED:

701,200 / 701,200


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
12		PIEDMONT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: KOZLOSKI ALFRED E & WANDA/TRS	
Owner 2: KOZLOSKI REVOCABLE LIVING TRUS	
Owner 3:	

Street 1: 12 PIEDMONT STREET	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y
	Type:

PREVIOUS OWNER	
Owner 1: KOZLOSKI ALFRED E-ETAL -	
Owner 2: KOZLOSKI WANDA H -	
Street 1: 12 PIEDMONT STREET	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	

NARRATIVE DESCRIPTION	
This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1968, having primarily Wood Shingle Exterior and 1568 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	
Flood Haz:	
D	
s	
t	
	Topo
	1
	Level
	Street
	Gas:

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	6									420,000						420,000	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6000.000	281,200		420,000	701,200		117117
							GIS Ref
							GIS Ref
							Insp Date
							08/31/18

PREVIOUS ASSESSMENT								Parcel ID	175.0-0003-0004.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	281,200	0	6,000.	420,000	701,200		Year end	12/23/2021
2021	101	FV	273,200	0	6,000.	420,000	693,200		Year End Roll	12/10/2020
2020	101	FV	273,300	0	6,000.	420,000	693,300	693,300	Year End Roll	12/18/2019
2019	101	FV	219,600	0	6,000.	414,000	633,600	633,600	Year End Roll	1/3/2019
2018	101	FV	218,600	0	6,000.	318,000	536,600	536,600	Year End Roll	12/20/2017
2017	101	FV	218,600	0	6,000.	300,000	518,600	518,600	Year End Roll	1/3/2017
2016	101	FV	218,600	0	6,000.	276,000	494,600	494,600	Year End	1/4/2016
2015	101	FV	214,300	0	6,000.	258,000	472,300	472,300	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT				PAT ACCT.					
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes							
KOZLOSKI ALFRED	68488-598		11/29/2016	Convenience			1	No	No								
	12615-514		4/16/1974			39,500	No	No	N								

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
8/1/2017	971	Re-Roof	6,134	C					8/31/2018	Meas/Inspect	HS	Hanne S					
3/1/2017	224	New Wind	15,956	C					10/20/2008	Meas/Inspect	355	PATRIOT					
									12/29/1999	Meas/Inspect	243	PATRIOT					
									7/17/1993		RV						

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION

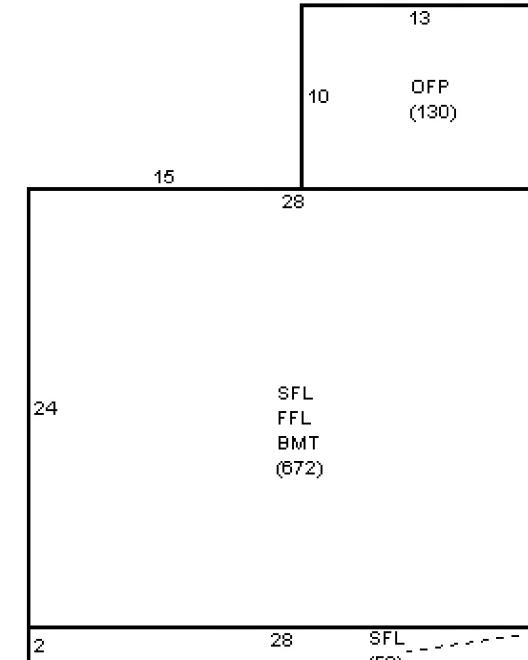
Type:	05 - Garrison	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	BEIGE	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Average
A HBth:		Rating:
OthrFix:	1	Rating: Fair

COMMENTS

RRM USED AS WORK SHOP.

SKETCH

5

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1968
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	5 - Lino/Vinyl
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

DEPRECIATION

Phys Cond: AG - Avg-Good

26.

%

Functional:

%

Economic:

%

Special:

%

Override:

%

Total:

26.4

%